

# Arizona State Parks Board

## March 17, 2011

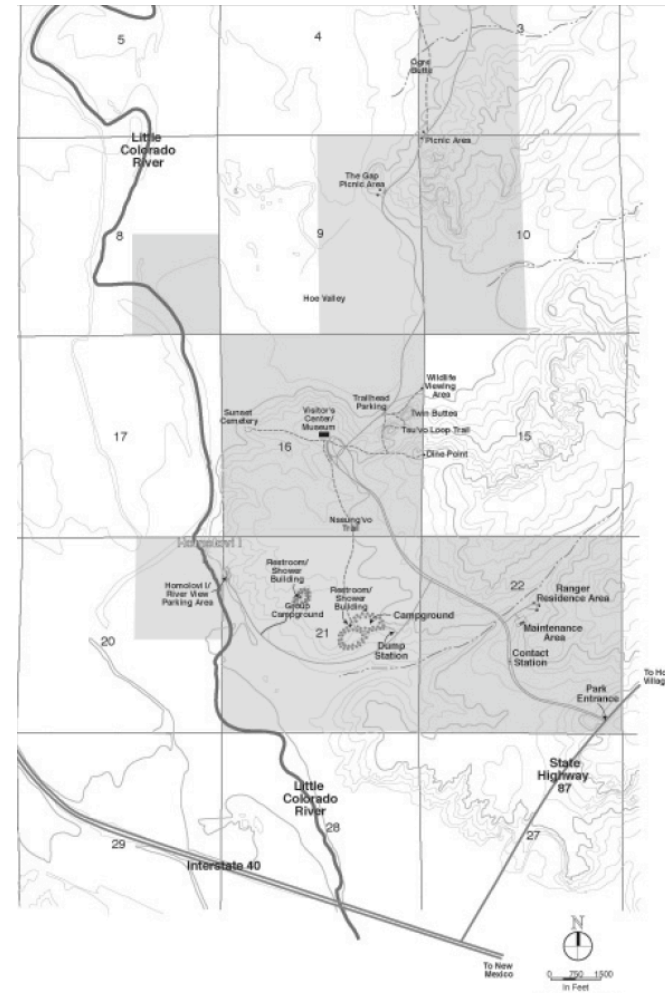
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# Discussion Item

G.8.

## Homolovi Ruins State Park



## Homolovi Ruins State Park - **Name Change**

- Staff recommends Board remove “Ruins” from the name
- There were 22 responses to the name change from the public
- Arizona State Board on Geographic and Historic Names

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**Legislative Update**

- 1) **SB 1332 public agencies; elected officials; communications (Antenori, et. al.)** Agencies prohibited from using the internet to self-promote
- 2) **HB 2314 Lake Improvement; Boating Safety; Funds (Jones, et. al.)**
  - Transfer the appropriation of the Law Enforcement Boating Safety Fund (LEBSF) from Arizona State Parks to the Game & Fish Commission;
  - Make LEBSF non-appropriated

## BOARD ACTION ITEM

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- 3) **HB 2239 state parks board; membership (Goodale)**  
Replaces one of the cattle industry appointees with a tourism professional
- 4) **HB 2524 – S/E Re-establishment of State Parks Heritage Fund (Jones)**  
Does not include funding source, and references repealed language
- 5) **HB 2227 – Separate funds; donations; transfer prohibited (Fillmore)**  
Would prohibit sweeps of any agency donations account

## BOARD ACTION ITEM

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### 6) **SB 1624** - Environment; Budget Reconciliation

- Makes necessary statutory changes to reconcile FY2012 State budget
- Proposed Amendment: transfers an additional \$250,000 to Yuma from LEBSF
- Proposed Amendment: directs Parks Board to issue and award RFP to operate at least two parks

## BOARD ACTION ITEM

E.3.

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Budget Adjustments - Staff recommends amending FY 2011 Agency Operating Budget to \$19,063,300

Staff also recommends expending all ASP Heritage Fund Interest monies by June 30, 2011

## BOARD ACTION ITEM

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Board adopted a FY 2011 Operating Budget of \$18,454,400 in June 2010

Amended FY 2011 Operating budget is \$19,063,300

Re-opening Jerome SP and Homolovi Ruins SP, Extension of agreement for Tonto Natural Bridge SP have increased expenditures and revenues

Heritage Fund Interest balance to be expended by June 30

Publications Fund budget increase due to higher inventory and seasonal staff



Director - Current Event

F.1.

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## Lake Havasu Bluegrass on the Beach March 4-5



## Director – Current Event

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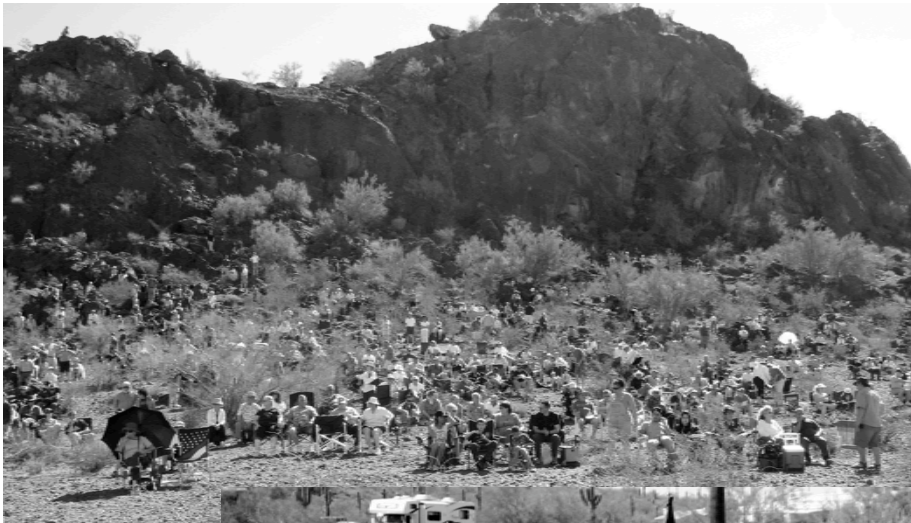
Alamo Lake Clean up – Coordinated by Arizona Game and Fish Department – March 5, 2011



# Director – Current Event

## Civil War of the Southwest – March 12 -13

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# Director – Current Event

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**Newsletter**

Arizona State Parks  
Volunteer Newsletter

**VOLUNTEER  
VOICE**



March 2011

Hello Volunteer, welcome to Issue #8!

**In This Issue**

[Happy 2011](#)

[Volunteer Venture  
Statewide Volunteer  
Training & Recognition  
Event at Catalina](#)

[Volunteer Tracking  
Database System](#)

[Volunteer Profile: Jim  
Hanson](#)

[Lost Dutchman  
Volunteer Program](#)

[Current Friends Groups](#)



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State Parks

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**Happy 2011!**

Can you believe that we are in the third month of the second decade of the 21st century? I would like to take a moment to thank all of you who helped us through 2010. As you know, it was an extremely difficult year for Arizona State Parks with significant budget reductions and corresponding reductions in our staffing levels, and even the closing of some parks. Sometimes it was only the support and passionate commitment of our volunteers that kept us going. On behalf of all our staff, please accept our heartfelt gratitude. *–Nicole Armstrong-Best, Volunteer Coordinator*



**April 2, 2011: Volunteer Venture  
Statewide Volunteer Training &  
Recognition Event at Catalina SP**

Thanks to the generosity of our partners, the [Arizona State Parks Foundation](#) and the [Bureau of Land Management](#), we are able to hold the Volunteer Venture and Site Steward Conference this year at Catalina State Park (*pictured above*). Please join us for training

## Director – Current Event

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Friends of Homolovi Ruins State Park  
pay for two billboards on I-40



## Director – Upcoming Events

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March 18-19	Homolovi Ruins State Park Grand Opening
March 19	Boyce Thompson – Welcome Back Buzzards
March 26	Star Night at Kartchner Caverns
March 26	First Annual Benefit Ride - Lost Dutchman SP
April 9-10	History of the Soldier – Fort Verde SP
April 2	Volunteer Venture – Catalina SP
April 2	Site Steward Conference
April 2	3:10 to Yuma – Yuma Territorial Prison SP
April 16	Red Rock State Park – Earth Day
April 28	Dead Horse Ranch SP – Verde Valley Birding Festival
May 7	Red Rock State Park Bluegrass Festival

Revenue Forecast

State Parks Enhancement Fund

State Parks Attendance

State Lake Improvement Fund

Law Enforcement Boating Safety Fund

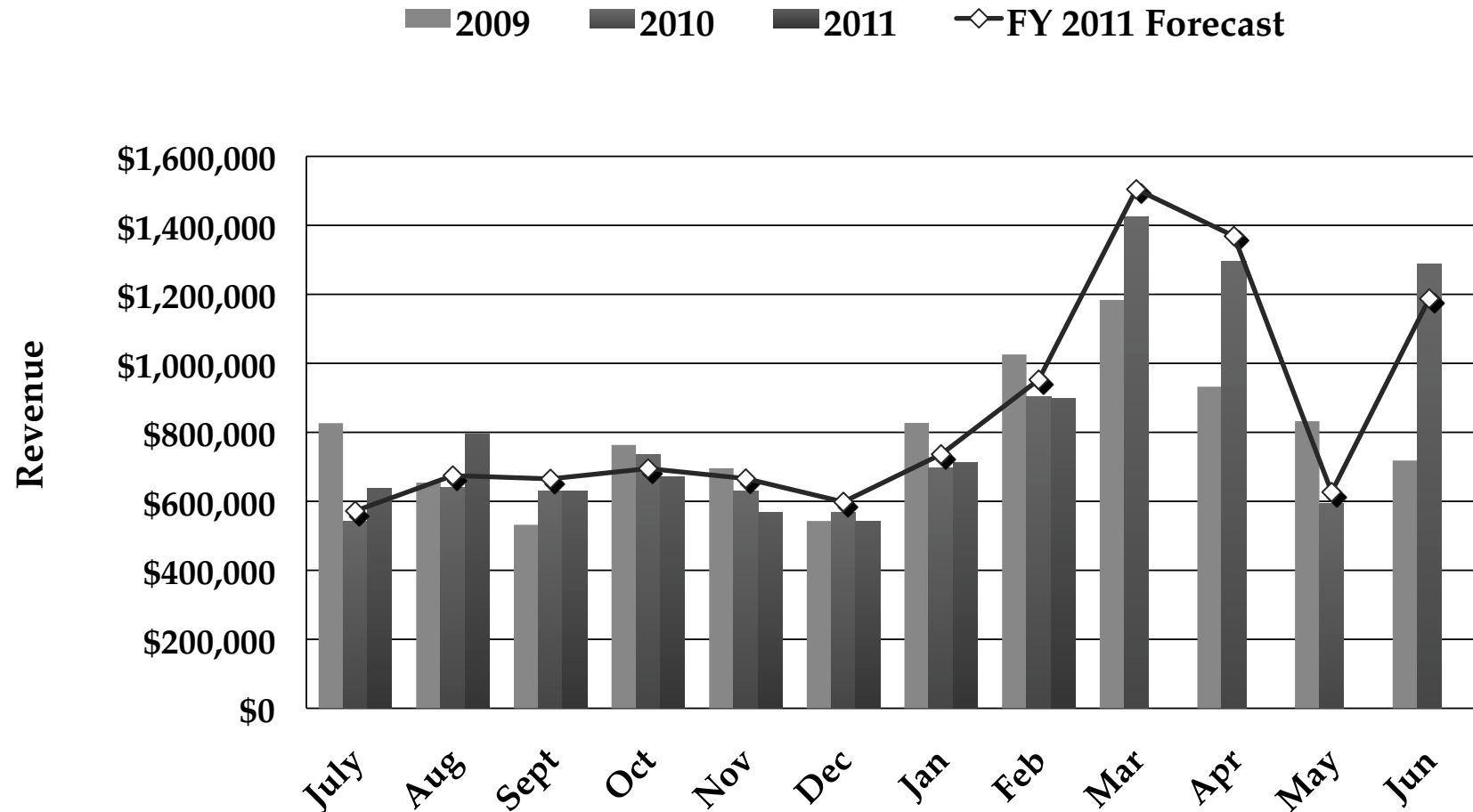
Off-Highway Vehicle Recreation Fund

State Parks Interest Earnings

# Enhancement Fund

## FY 2009-FY 2011 *Revenue*

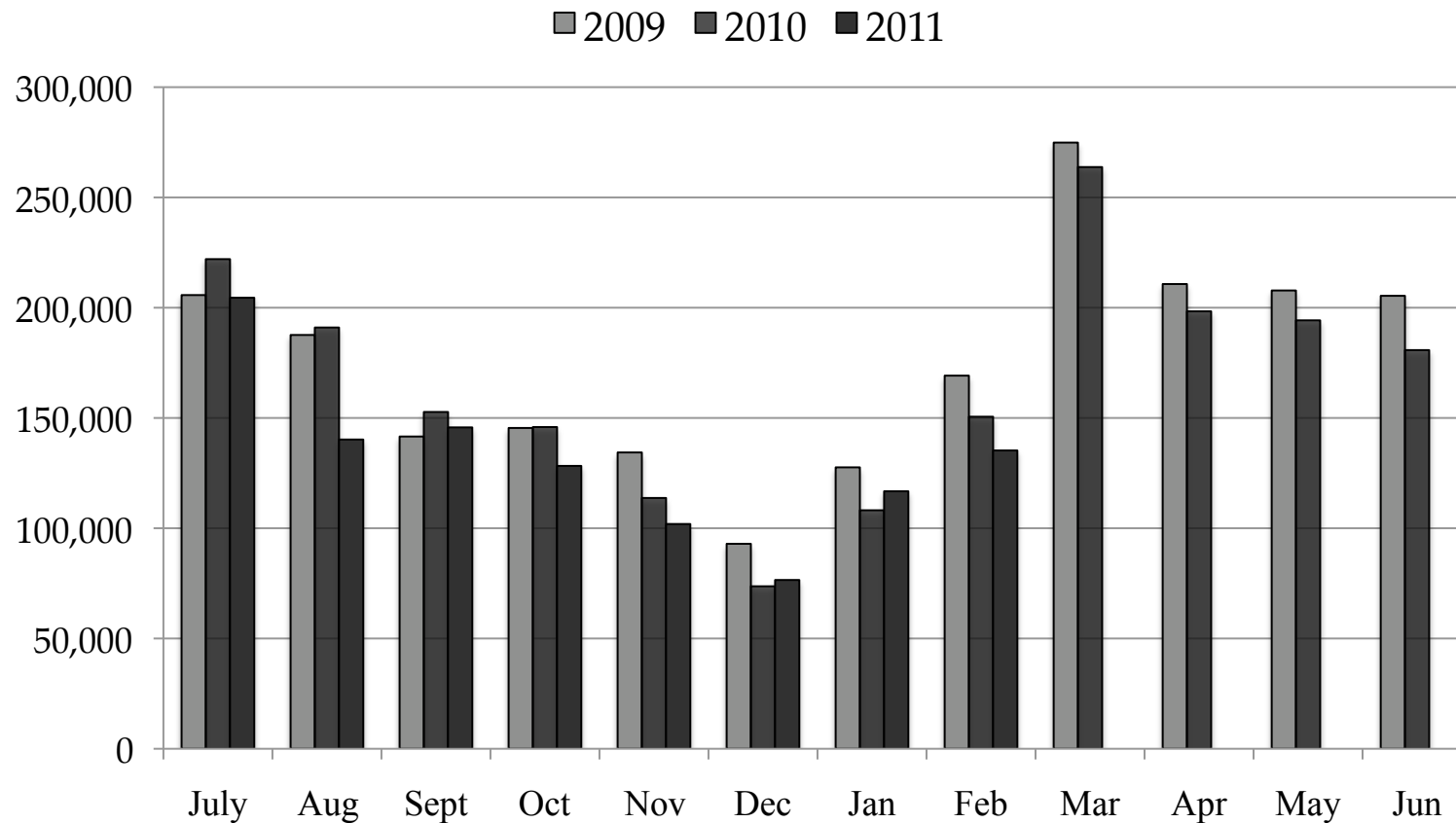
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## FY 2009-FY 2011 Park System *Attendance*\*

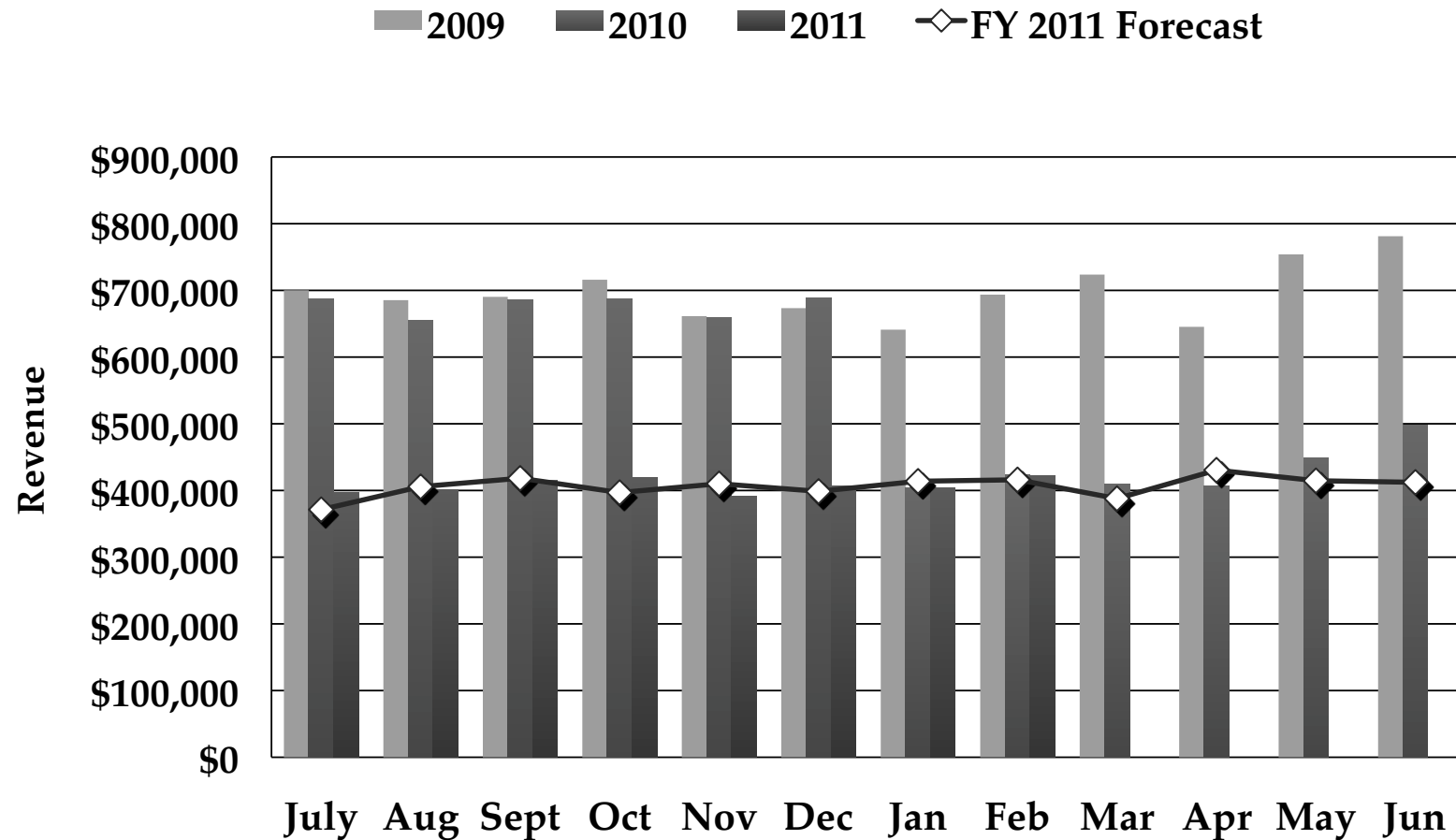
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\*9 parks never scheduled to be closed + 10 parks open with financial assistance.

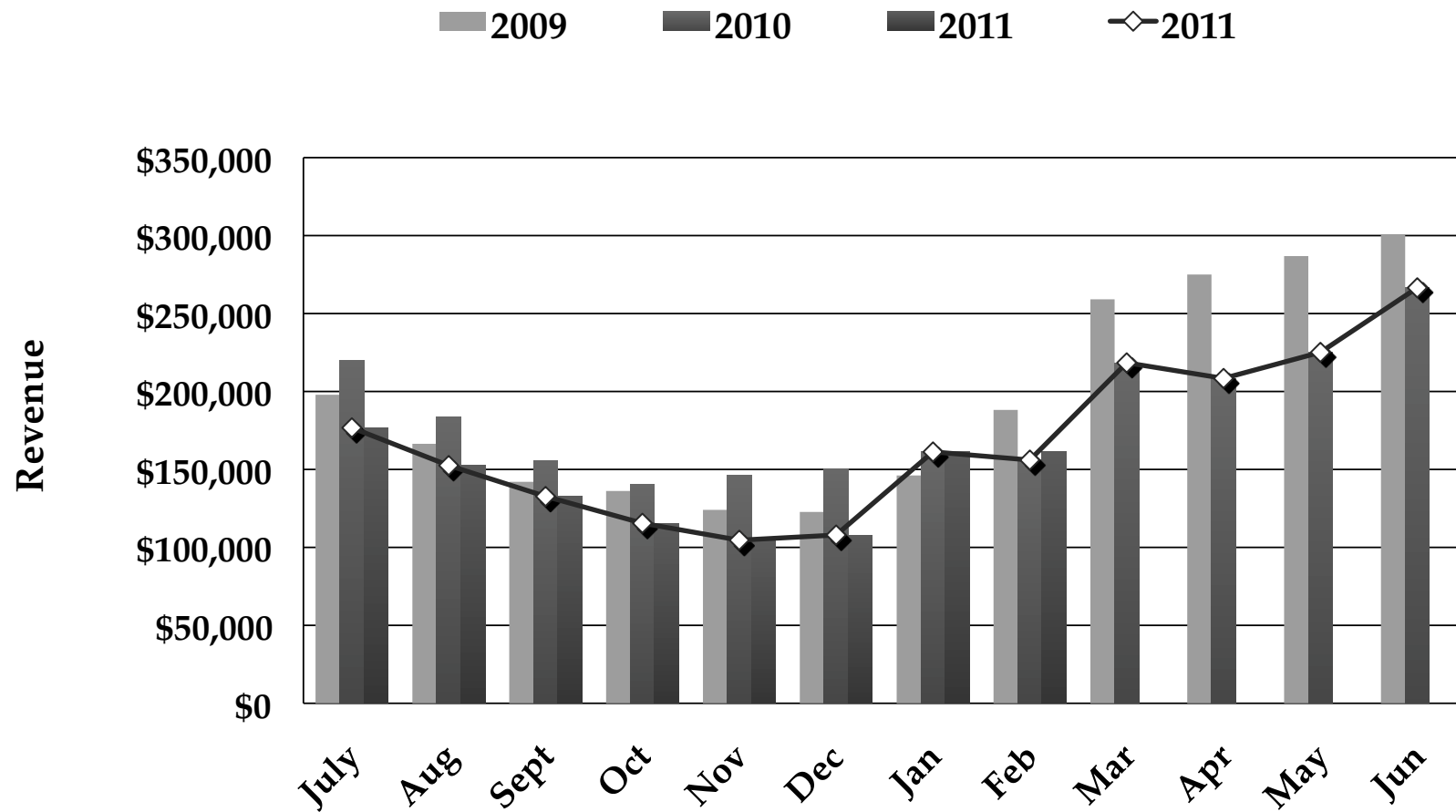
# State Lake Improvement Fund FY 2009-FY 2011 Revenue

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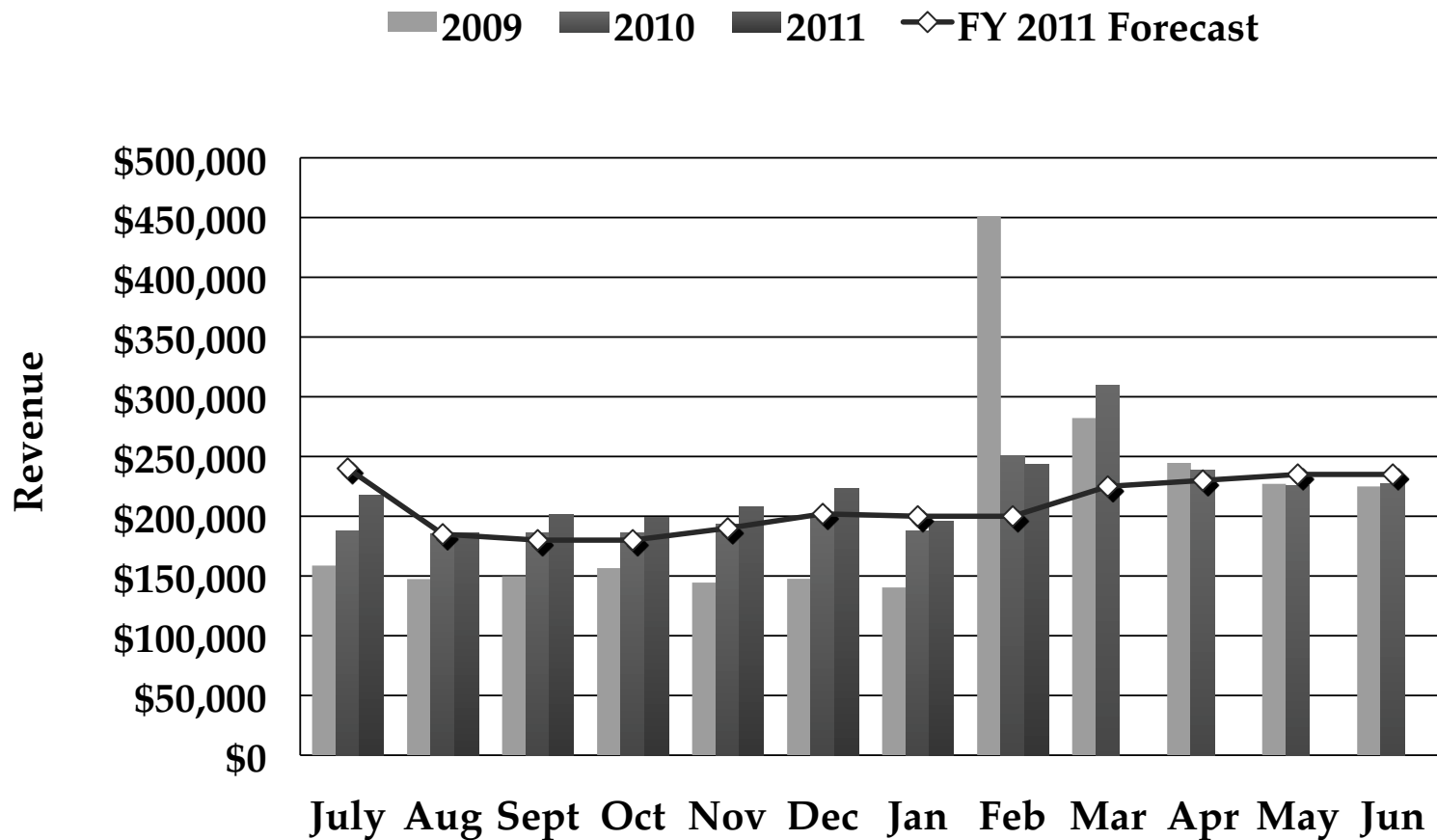
# Law Enforcement Boating Safety Fund FY 2009-FY 2011 Revenue

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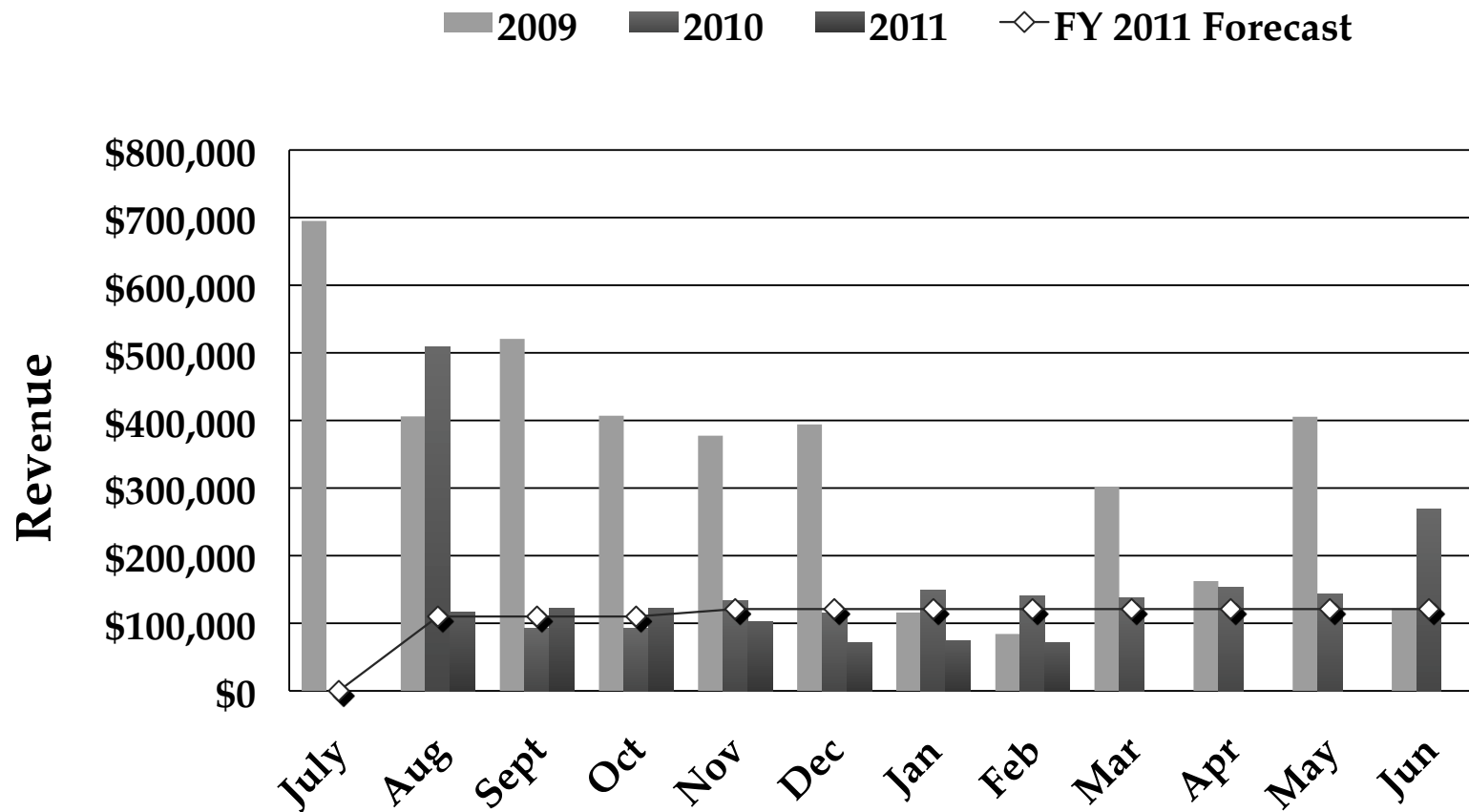
# Off-Highway Vehicle Recreation Fund FY 2009-FY 2011 Revenue

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# All Funds Interest Earnings FY 2009-FY 2011 Revenue

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Update on Commission on Privatization and  
Efficiency (COPE) Report

Originally scheduled for release at  
the end of December, 2010

## Operations Status Update

## Parks Open to Public (Never Scheduled to Close)

- 1) Buckskin Mountain State Park
- 2) Catalina State Park
- 3) Cattail Cove State Park
- 4) Dead Horse Ranch State Park
- 5) Fool Hollow Lake State Park
- 6) Kartchner Caverns State Park
- 7) Lake Havasu State Park
- 8) Patagonia Lake State Park
- 9) Slide Rock State Park



## Parks Operated by Arizona State Parks Staff through Partnership Support

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- 1) Alamo Lake State Park
- 2) Fort Verde State Historic Park
- 3) Homolovi Ruins State Park
- 4) Jerome State Historic Park
- 5) Lost Dutchman State Park
- 6) Picacho Peak State Park
- 7) Red Rock State Park
- 8) Riordan Mansion State Historic Park
- 9) Roper Lake State Park
- 10) Tonto Natural Bridge State Park

## Parks Operated by Partners Without Arizona State Parks Staff

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- 1) Boyce Thompson Arboretum State Park
- 2) McFarland State Historic Park
- 3) Tombstone Courthouse State Historic Park
- 4) Tubac Presidio State Historic Park
- 5) Yuma Prison State Historic Park
- 6) Yuma Quartermaster Depot State Historic Park

## Parks Closed to the Public

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- 1) Lyman Lake State Park
- 2) Oracle State Park
- 3) San Rafael State Natural Area

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## Construction Update - Patagonia Lake - Electrification



## Discussion Item

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Lake Havasu State Park  
Parking lot chip seal &  
striping



Buckskin Mountain  
Trenching for cable



## Discussion Item

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Vault toilets and restrooms: Alamo, Lost Dutchman, River Island, Roper, Tonto

Ramadas: Catalina, Lost Dutchman, Red Rock and Tonto

Parking lot and launch ramp design with Arizona Department of Transportation

# Discussion Item

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G.5.

Contact Point  
Public  
Meeting  
“Today’s News  
Herald “  
story on front  
page

## State Parks officials announce Contact Point plan Plans to build marina, boat launch could cost \$20 million

By NATHAN BRUTTELL

Today's News-Herald

Published Thursday, March 3, 2011 11:55 PM MST

It could cost more than \$20 million to relieve the congestion at Lake Havasu State Park.



*This map shows a new development plan for Contact Point. Arizona State Parks officials unveiled the proposed plan Thursday evening at the Community Center. The \$20 million plan calls for a new marina, two six-lane public launch ramps, storage for more than 200 boats and other amenities. Submitted Illustration*

Arizona State Parks officials announced a proposed development plan for Contact Point Thursday evening at the Community Center to build a new marina, two six-lane public launch ramps, storage for more than 200 boats, parking for more than 1,000 vehicles and nearly a dozen other improvements. The park could cost “a minimum of \$20 million,” said Renee Bahl, executive director of Arizona State Parks. Bahl added that State Parks officials plan to seek private funding for the park.

“This idea came about a long time ago, but it’s time to get it on the ground and get the discussion going,” Bahl said at the meeting, adding that initial discussions on

### **Request for Information for 3<sup>rd</sup> Party Management**

Issued: December 20, 2010

Responses due: January 31, 2011

Six respondents:

- ARAMARK, Broomfield, Colorado
- California Land Management Services, Palo Alto, California
- Equity Lifestyle Properties, Chicago, Illinois
- Forever Resorts, L.L.C., Scottsdale, AZ
- Recreation Land Management, Flagstaff, AZ
- Recreation Resource Management, Phoenix, AZ



## Discussion Item

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### **Summary of Request for Information Responses**

- Team assembled to review RFI responses
- Identify common themes

May not be unanimous

- Continuing responsibilities of ASP

## Discussion Item

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### **Request for Information for 3<sup>rd</sup> Party Management**

What is the goal?

- Reduce net costs
- Keep parks open and operating
- Protect natural and cultural resources

## Discussion Item

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**Services concessionaires are interested in and/or capable of providing:**

Day-to-day park operations and maintenance

- Day-use facilities
- Campgrounds
- Rentals
- Concessions
- Special events
- Water / wastewater

## Discussion Item

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**Services concessionaires are interested in and/or capable of providing:**

Administrative functions including:

- Concessionaire Human Resources
- Some aspects of Information Technology and Marketing

Some suggested:

- Combining parks/services
- Minimum thresholds

## Discussion Item

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**Services concessionaires are NOT interested in providing:**

- Individual small parks
- Management of historic parks / facilities
- Some would not repair damage resulting from natural disasters or vandalism

## Discussion Item

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**Services concessionaires are NOT interested in providing:**

Third party contract or coordination with local jurisdiction

- Law Enforcement
- Emergency Services / First aid services
- Natural resource science, monitoring and maintenance
- Interpretive programs
- In some cases water / wastewater

## Discussion Item

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### Cost and Revenue Sharing

- Revenue sharing *for existing contracts*:
  - Based on percentage of revenue
  - Varied between 5% and 23% for various services
- Some proposed specific parks they could operate
- Several estimated their operating costs would be 30% less than government

## Discussion Item

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### **Contract Length and Terms**

Length tied to:

- Required initial / ongoing investment
- Condition and needs of facilities
- Viability of the operation

Longer contracts result in better terms:

- Revenue sharing
- Concession fees
- Increase in capital investment



## Discussion Item

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### **Capital And Deferred Maintenance**

Contingent upon terms and length of contract to allow sufficient return on investment

- Capital maintenance
- Capital investments
- Major deferred maintenance

## Discussion Item

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### **Arizona State Parks Analysis**

Comparison of current operations to RFI responses

- How would parks be run differently?
- Major functions / roles of ASP not addressed
- Additional issues for consideration

## Discussion Item

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### **How would parks be run differently?**

#### Staffing:

- Reduction in labor costs
- Less *skilled* labor force
- No on-site
  - Law Enforcement
  - EMT / First aid certified personnel
  - Wildland fire-fighting certified personnel

## Discussion Items

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### **How would parks be run differently?**

#### Services:

- Increased seasonal operations
- Interpretation contracted out or additional fee
- Little interest in small / historic parks
- No plan or interest in non-park programs (i.e. Statewide Planning, Trails, SHPO, etc)

## Discussion Item

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### **How would parks be run differently?**

#### Financial Resources:

Private industry may have:

- Potential for economies of scale
- Increased marketing resources
- More up-front capital and flexibility
- Non-state capital reserve fund

## Discussion Item

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### **How would parks be run differently?**

Agency-wide:

- More emphasis on contract management
- Less emphasis on:

Recreation staff, visitor services,  
preservation, protection and planning for  
cultural and natural resource management

## Discussion Item

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### **Functions / roles of ASP not addressed**

#### Compliance:

- Deed restrictions and covenants (i.e. conservation easements, BLM patents, government leases, etc.)
- Governmental regulations (i.e. ADA, ADEQ)
- Stipulations from donors (i.e. Oracle, Riordan)
- Existing concession contracts
- Grant compliance

## Discussion Item

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### **Functions / roles of ASP not addressed**

#### Natural and Cultural Resource Protection:

- Scientific monitoring & resource protection:  
Cave, State Natural Areas, park resources
- Historic interpretation: Artifact curation,  
inventory, and exhibits
- Governmental regulations (i.e. Section 106)



## Discussion Item

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### **Functions/roles of ASP not addressed**

#### Critical Resources Maintained by ASP:

- Dam at Patagonia
- Park trails (i.e. cables at Picacho Peak)
- Water rights, waterways and irrigation ditches (Roper, Hickey Ditch, Rocking River ditch system)
- Volunteer Program management

## Discussion Item

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### **Functions / roles of ASP not addressed**

#### Non-park Statutory Programs & Requirements:

- Land and Water Conservation Fund
- Grant programs
- Statewide Planning (i.e. SCORP, Boating/Watercraft Survey, etc.)
- State Historic Preservation Program
- Trails Program (i.e. Statewide Trails Plan)
- Off Highway Vehicle Program

#### Risk Management

## Discussion Item

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### **Additional issues for consideration**

- Local community / public support
- Volunteers / Friends Groups / Site Steward Program
- Continuity of operations
- Contract termination risks
- Issues of indemnity and liability
- Deferred maintenance backlog
- System-wide Annual Pass Program / existing reservation system
- Junior Ranger Program
- Public process

## Discussion Item

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### **What is the goal?**

- Reduce net costs
- Keep parks open and operating
- Protect natural and cultural resources

Given our goal(s) what are the next steps?

## Discussion Item

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Moving forward...

- Small / historic State Parks
- Engage the public
- Cost analysis
- Statewide service contracts
- Existing Land restrictions (i.e. BLM, USFS)
- Contact Point Project

## **Basic Definitions**

### Privatization:

Any process that shifts governmental functions and responsibility, in whole or part, to the private sector. Contracts or business model solutions.

## Discussion Item

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### Contract:

- Public/Private partnership—Cooperative business relationship with contract
- Contract out the service
- Asset transfer (sale, lease, license, management contract)

### Business Model:

- quasi-public corporation (i.e. Sallie Mae)
- quasi-public entity

## Discussion Item

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### **Functional Considerations for Quasi Public Bodies**

- Board Appointment
- Authority to hire director / CEO
- Public employees (personnel)
- State Procurement
- Taxing Authority
- Funding Stream
- Bonding Authority
- Eminent Domain
- Naming Rights
- Insurance / Risk Management
- Legal Counsel



## Discussion Item

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Compare:

- Arizona State Parks Board existing structure
- Quasi-Public entities (i.e. Arizona Commerce Authority, Arizona Tourism and Sports Authority)

# Arizona State Parks Board

## March 17, 2011

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